



LYNNWOOD HOUSING ACTION PLAN

Planning Commission – Joint Mtg
with Diversity, Equity, and Inclusion +
Human Services Commissions

August 27, 2020

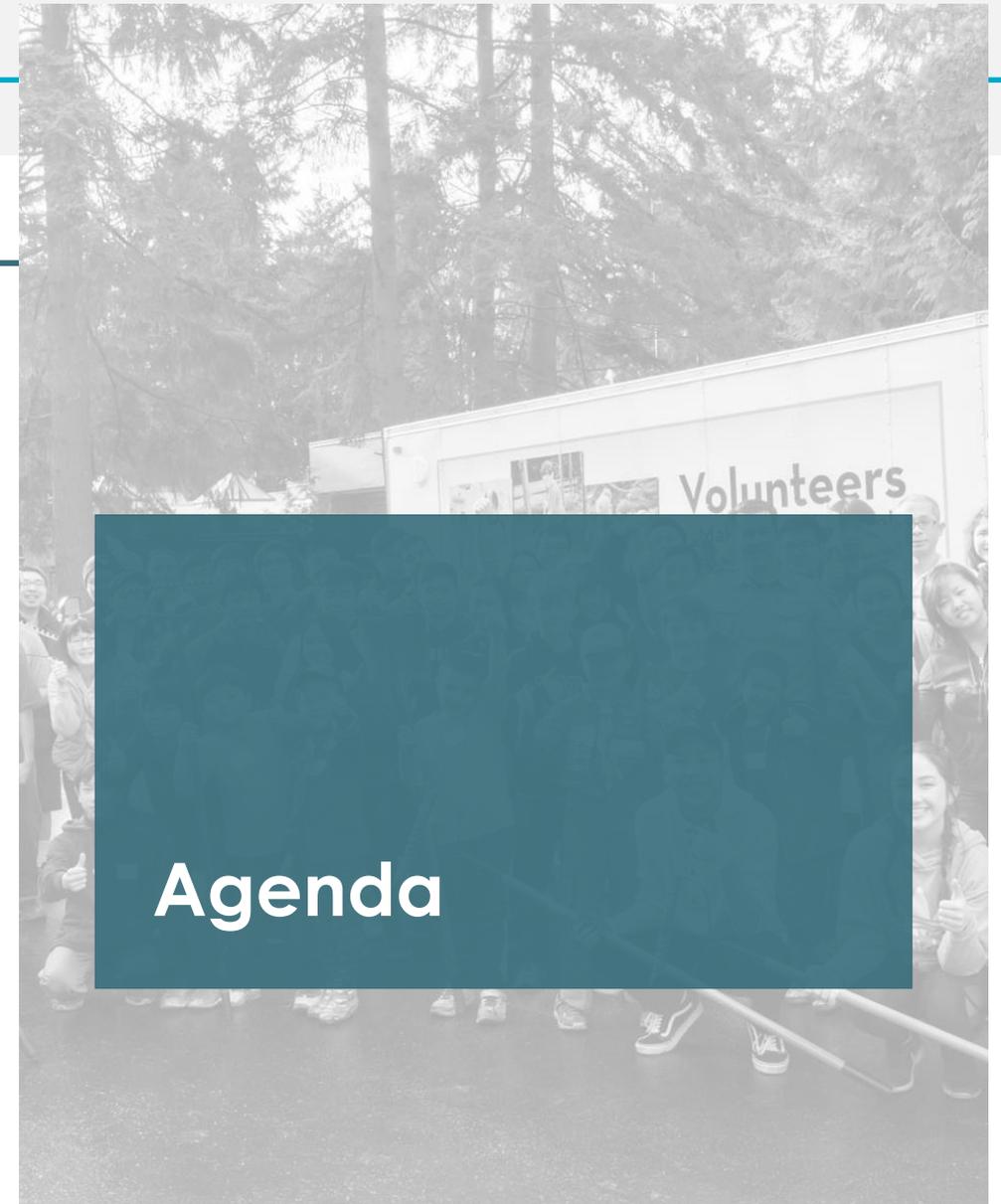


ZOOM REMINDERS

	Hover over your video and click the three dots to rename yourself noting your name and organization. For example, “Kristen Holdsworth, City of Lynnwood.”
	Please turn on your video if your bandwidth supports it.
	Use chat for comments and questions – we’ll be monitoring it and using it to collect information.
	Feel free to use the hand icon (under the “Participants” Menu) if you have a question – we’ll watch that too.
	Mute your microphone unless you are speaking. Pressing your space bar will take you temporarily off mute.

CONTENT

- **Project Overview**
- **Engagement + Outreach**
- **Housing Needs Assessment**
- **Next Steps**





PROJECT OVERVIEW

What is Housing Affordability?

Housing costs
no more than

30%

of a household's income



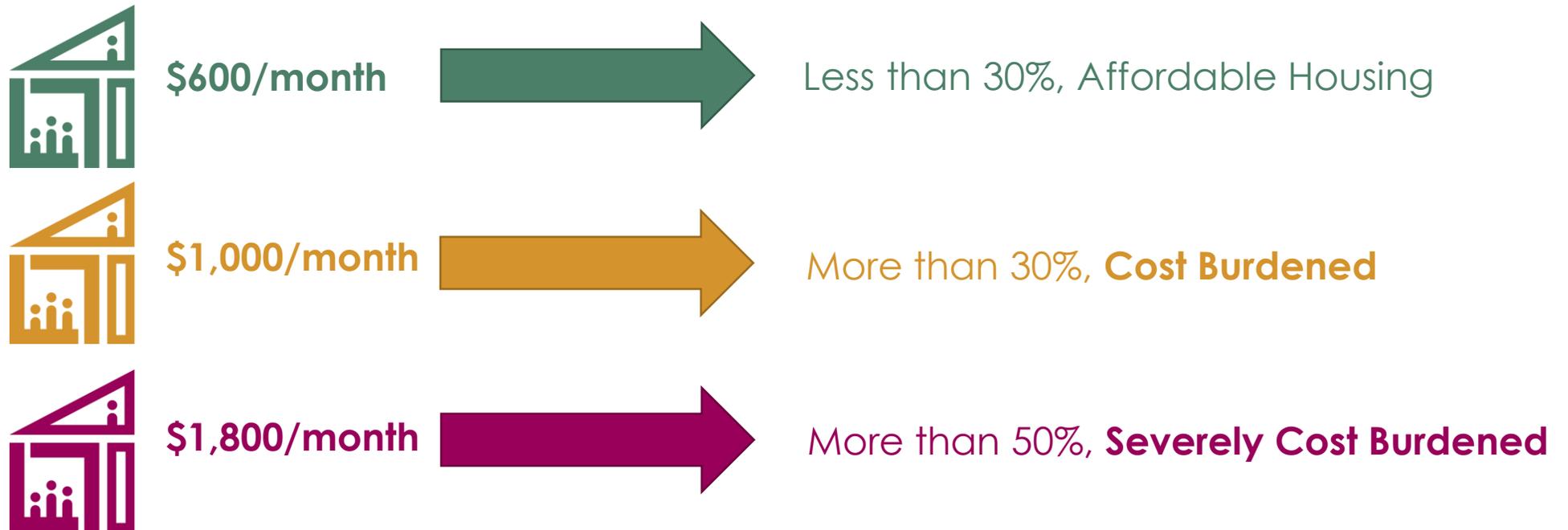
*Housing affordability
does not necessarily mean
subsidized or public housing*

Image Source: Brighter Images Photography

HOUSING AFFORDABILITY EXAMPLE

Household Income: \$3,000/month (\$36,000/year)

Potential Housing Costs (Rent or Mortgage + Utilities):



As of 2016, 2 in every 5 households in Lynnwood are cost burdened*



**Severely
Cost Burdened**



Cost Burdened



**This number is likely higher now due to increased housing costs and the impacts of Coronavirus*

Sources: HUD CHAS (based on ACS 2012-2016 5-year estimates), BERK, 2020.

Why Does Housing Affordability Matter?



Children who lack housing stability lag behind their peers academically and are more likely to be in poor health



Older residents would like to age in place but are unable to find housing that meets their needs at a price they can afford



There is a direct link between commute times and well-being

Image Source: Brighter Images Photography

Why Does Housing Affordability Matter?



Spending 30% or more of income on housing results in tradeoffs for other basic necessities



People want the opportunity to raise their children near family/where they grew up



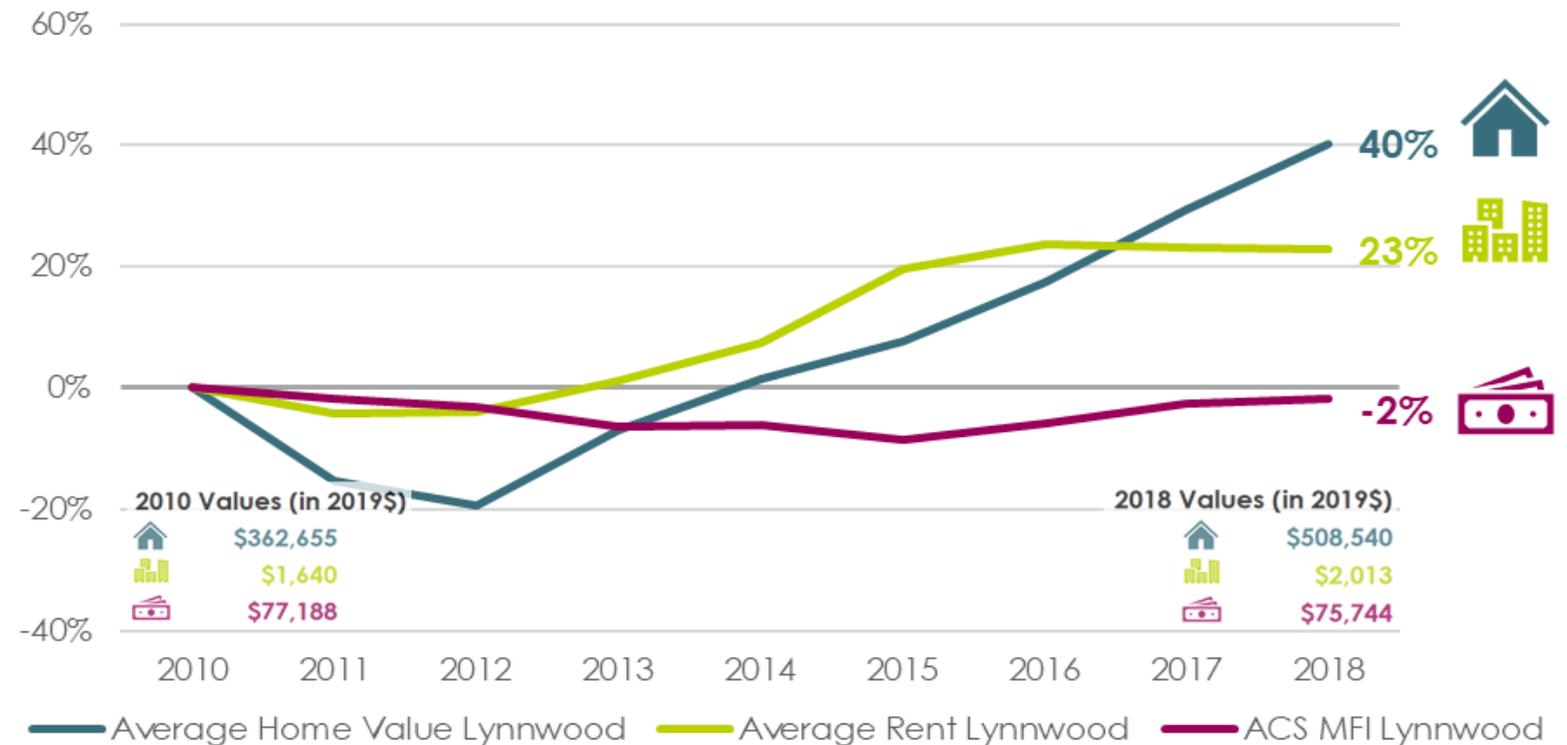
Housing that is affordable for all economic segments creates a vibrant community and robust economy

Image Source: Brighter Images Photography

Housing Costs are Rising Faster than Incomes

In the past decade, the central Puget Sound region has grown in jobs and population and continues to experience a housing affordability crisis.

Since 2010 Lynnwood home values have increase by 40% when accounting for inflation. During the same time period, incomes in the City of Lynnwood decreased 2% when adjusted for inflation.



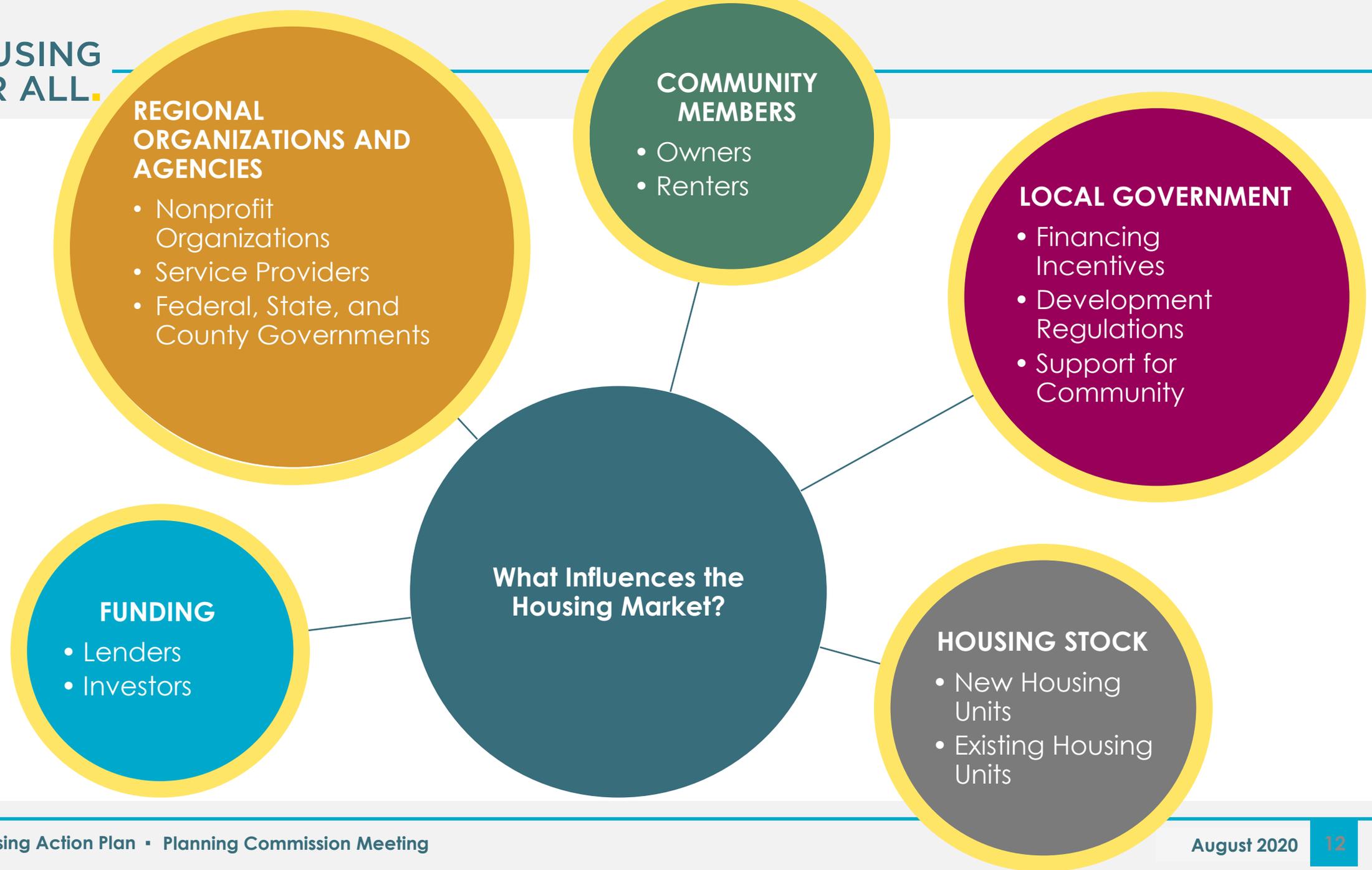
Sources: Zillow, 2020; ACS Income 5-year estimates (Table S1901) 2010 - 2018; Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) Seattle-Tacoma-Bellevue WA 2010 - 2019; BERK, 2020.

LYNNWOOD'S HOUSING ACTION PLAN IS :

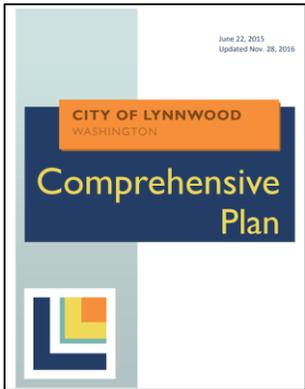
- An actionable policy document that outlines how to meet Lynnwood's diverse housing needs.
- Based on data and analysis and vetted and informed through an inclusive and robust public process.
- A comprehensive approach to leverage resources and implement cohesive, effective, and feasible housing policies, programs, and strategies.
- Tailored to the housing needs of the Lynnwood community to ensure decent, safe, and affordable housing for all.



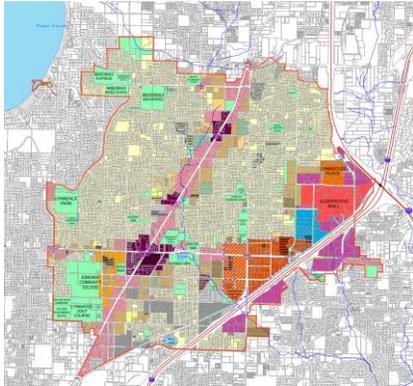
**Housing Action
Plan =
Strategic
Document**



Plans & Policies



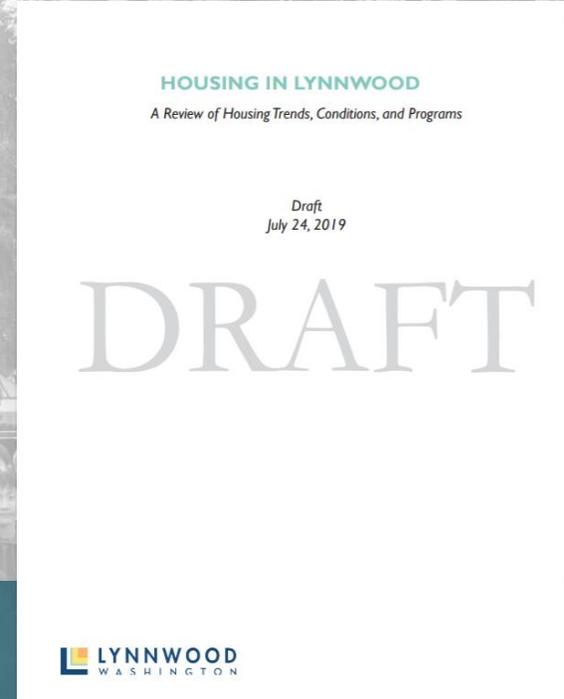
Regulations (Zoning)



Incentives (Federal, State, and Local)



Regional Coordination



**The Plan Builds on
Existing Housing
Efforts**



**LYNNWOOD:
*A GREAT DEAL MORE***



Source: University of Washington Libraries, Special Collections, WAS4486



ARC0050

ALDERWOOD MALL - SEATTLE WASHINGTON

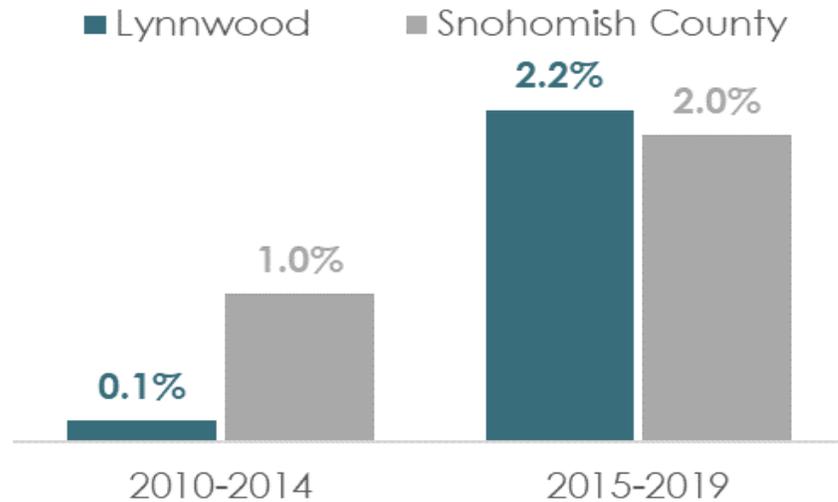
Source: University of Washington Libraries, Special Collections, ARC0050



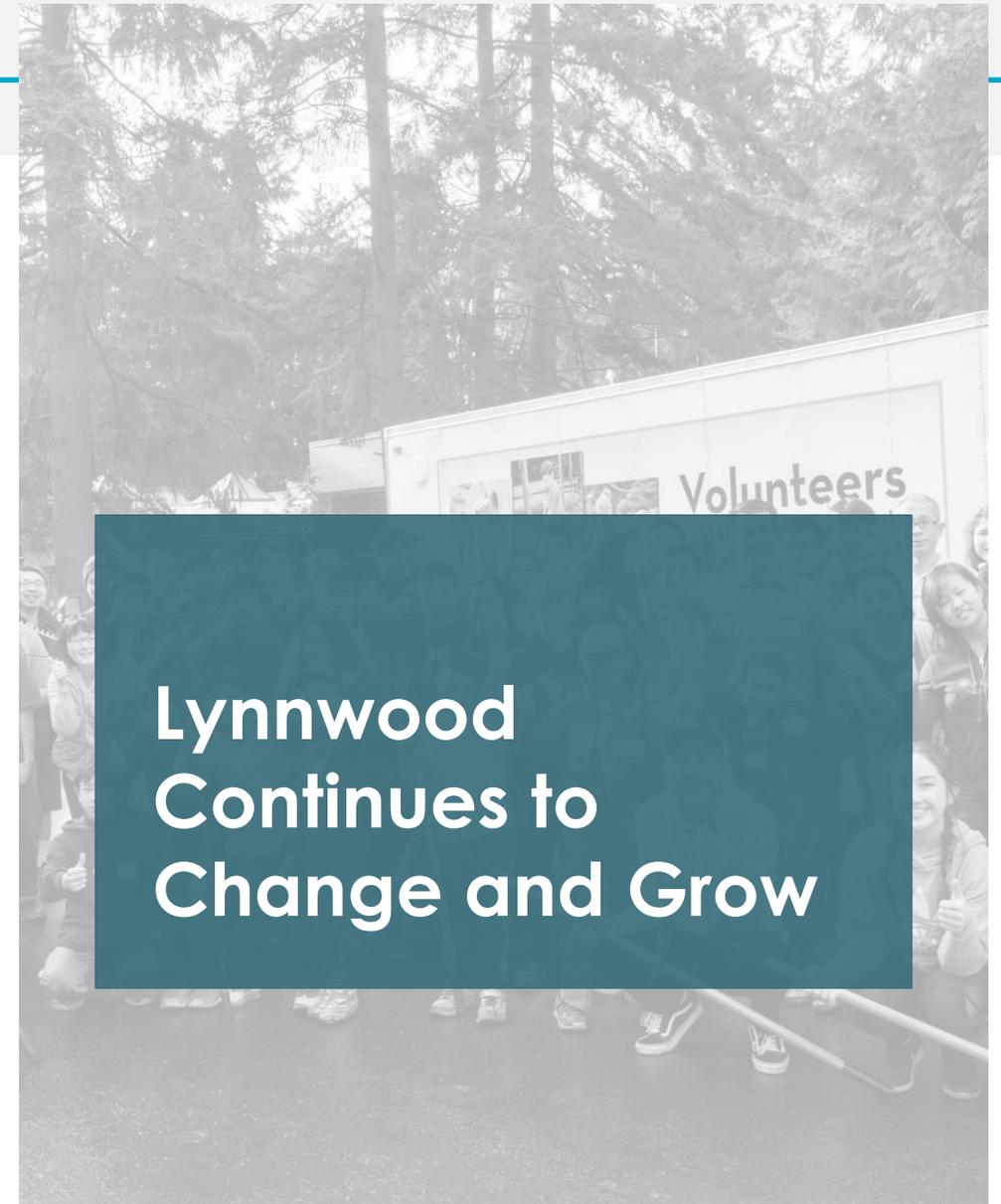
8.13.20 © SOUTHAM CREATIVE

Lynnwood's population growth rate accelerated in the 2015-2019 period. **Housing policy action today will help Lynnwood continue to grow and adapt to community needs in the coming decades.**

Average Annual Population Growth Rates, 2010-2019.

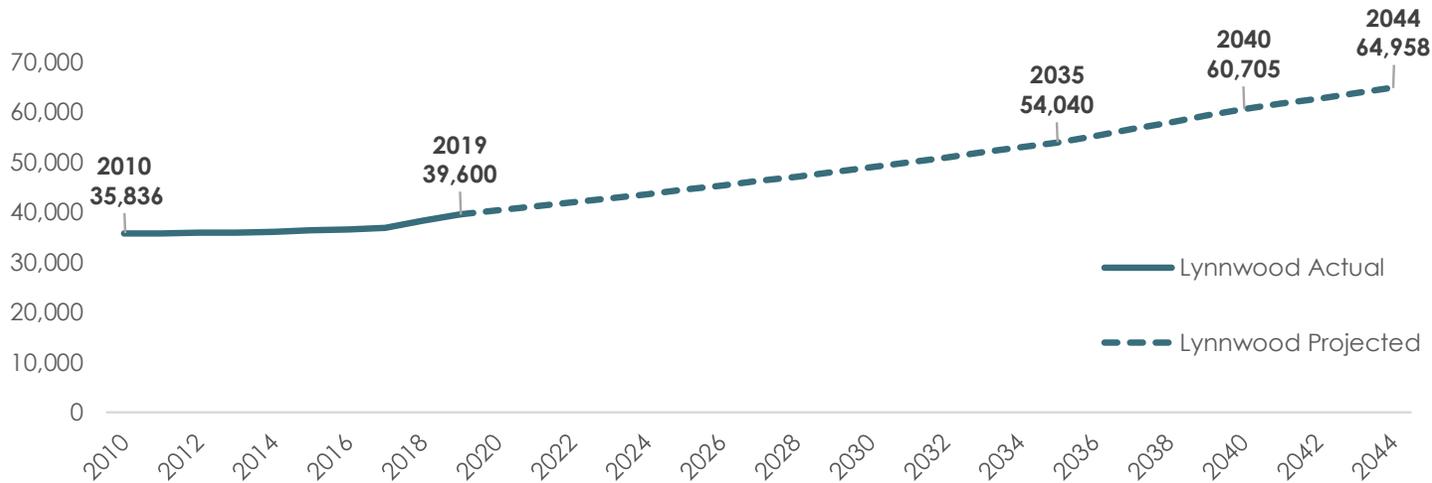


Sources: WA Office of Financial Management, 2019; BERK, 2020.

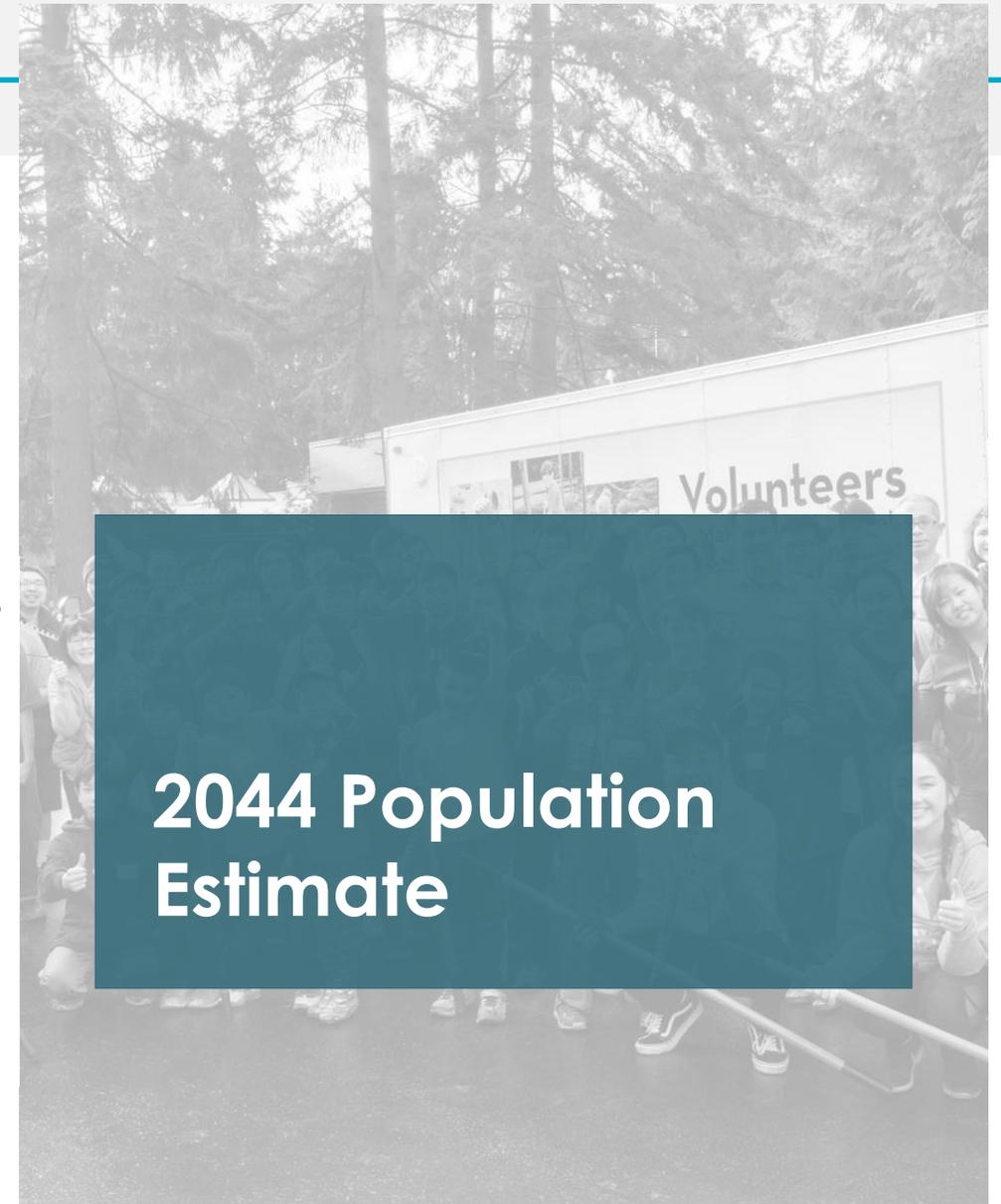


**Lynnwood
Continues to
Change and Grow**

In 2019, Lynnwood had a population of 39,600 people living in roughly 16,350 households. In addition to surrounding regional growth, **Lynnwood is estimated to grow to a population of nearly 65,000—roughly 26,178 households—by 2044.**



Sources: WA Office of Financial Management, 2019; City of Lynnwood Comprehensive Plan, 2015; PSCR Land Use Vision version 2, 2017; PSCR Draft VISION 2050 Plan (December 2019); Multicounty Planning Policies - Regional Growth Strategy, 2019; BERK, 2020

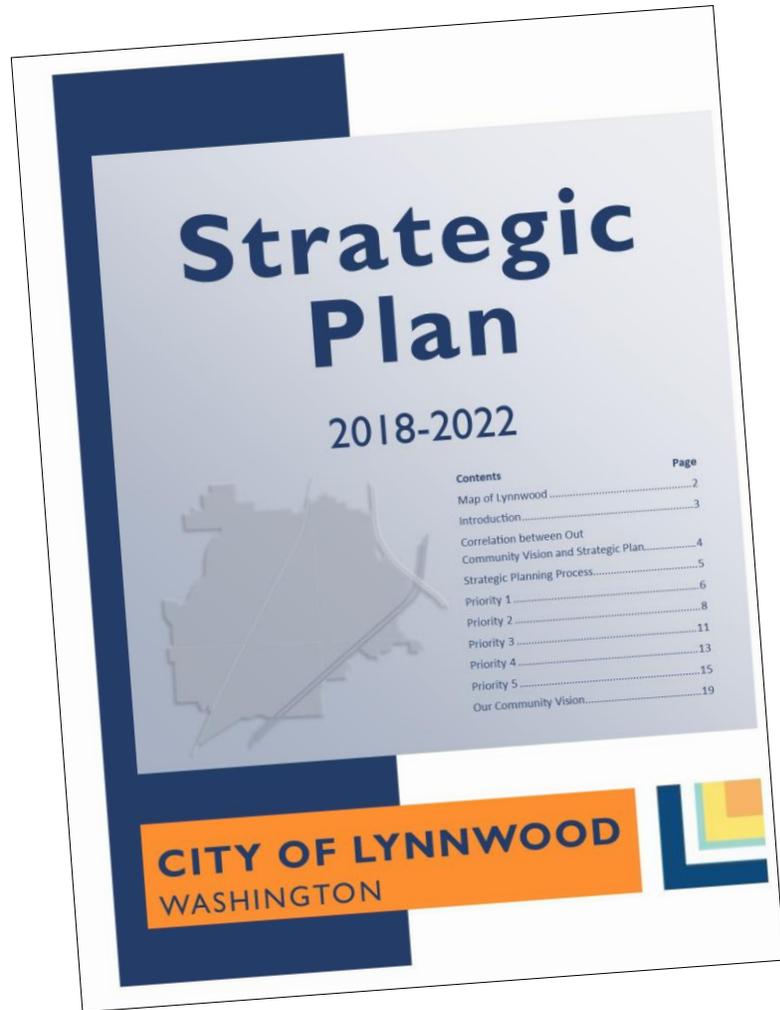


**2044 Population
Estimate**

LYNNWOOD MOVING FORWARD: OUR COMMUNITY VISION

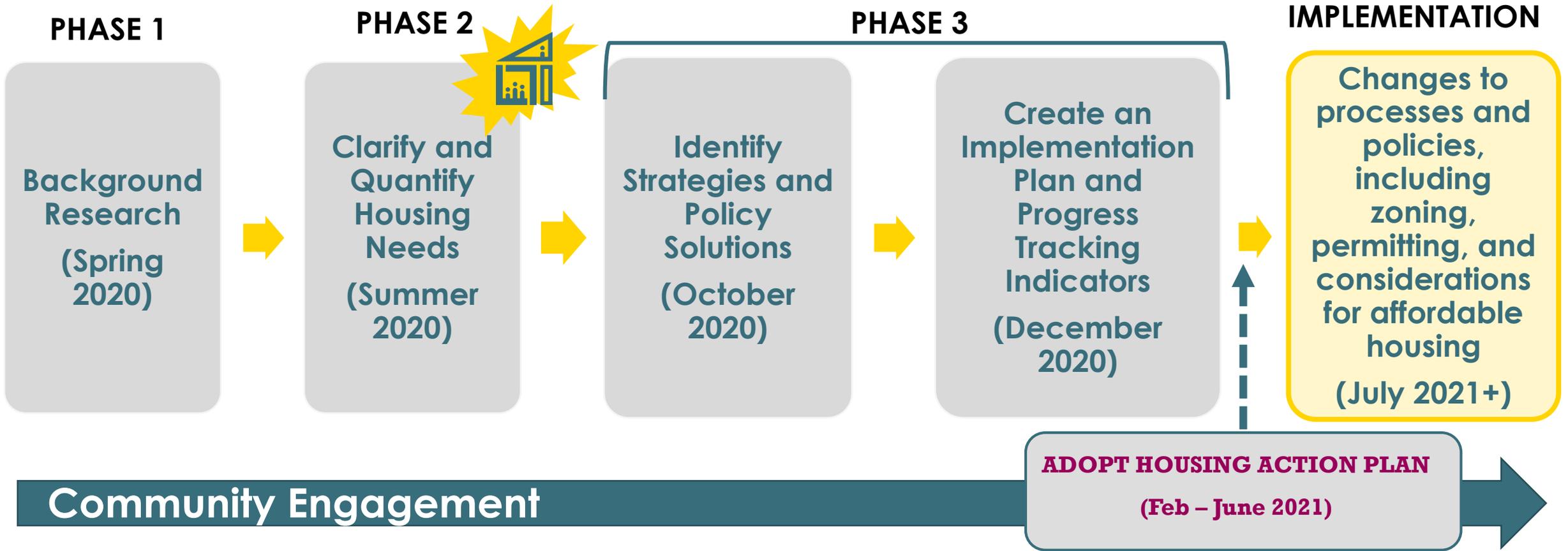
TO BE A WELCOMING CITY THAT BUILDS A
HEALTHY AND SUSTAINABLE ENVIRONMENT

TO BE A CITY THAT IS RESPONSIVE TO THE WANTS
AND NEEDS OF OUR CITIZENS



- 1** Fulfill the community vision for the City Center and Lynnwood Link light rail.
- 2** Ensure financial stability and economic success.
- 3** Nurture operational and organizational excellence.
- 4** Be a safe, welcoming, and livable city. 
- 5** Pursue and maintain collaborative relationships and partnerships.

Developing a Housing Action Plan





ENGAGEMENT & OUTREACH

1. Outreach & Communications

- Project webpage
- Print and social media
- Official notices
- Interested parties list
- Graphic Materials
- Project Kiosk

2. Community & Stakeholders

- Stakeholder Interviews
- Meetings in a Box
- Pop-up Community Events
- Community Meetings
- Small Group Discussions
- Advisory Group Meetings

3. Boards & Commissions

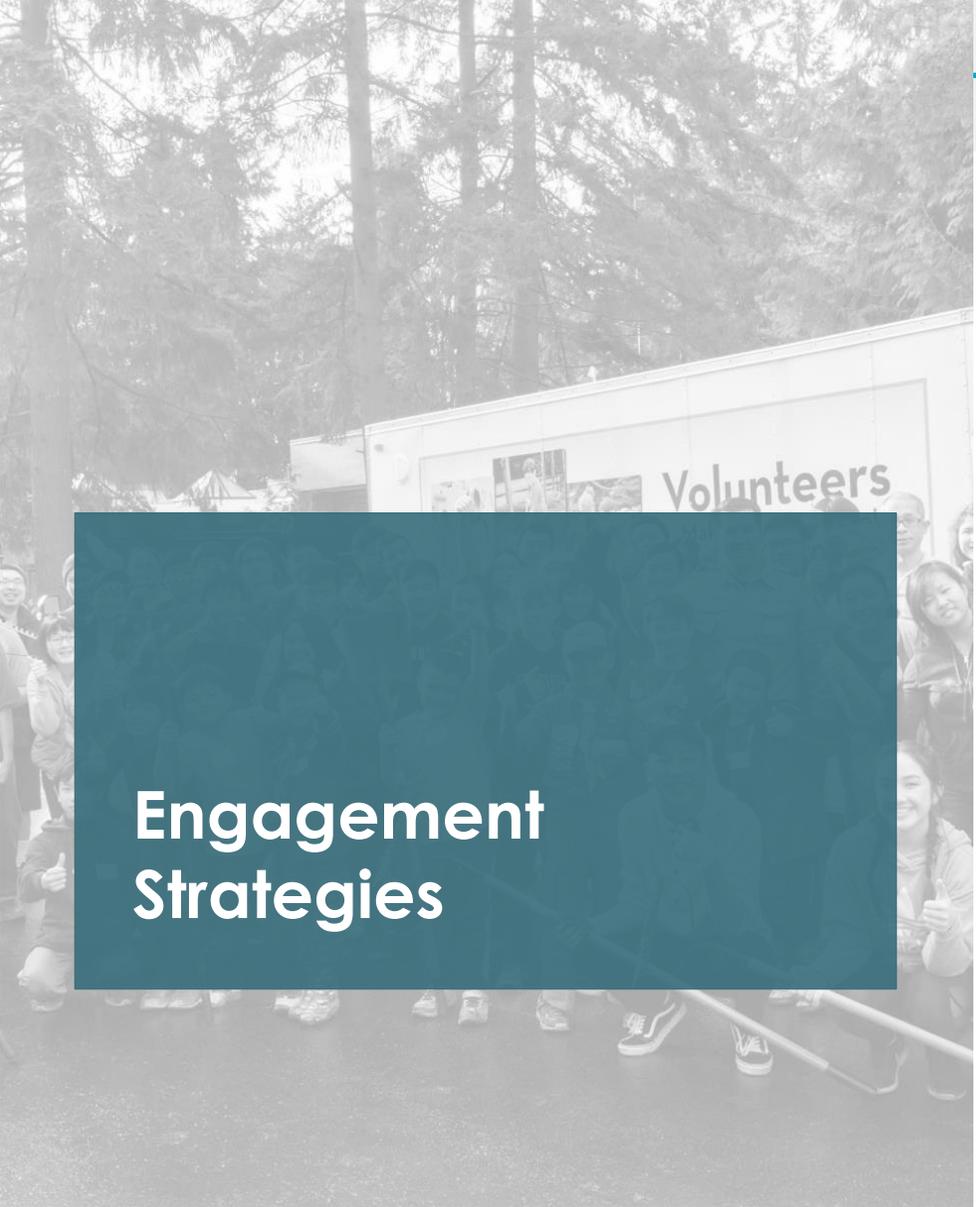
- Joint Boards and Commission Annual Meeting
- Planning Commission
- Diversity Equity and Inclusion Commission
- Human Services Commission³.

4. City Council

- Council Updates
- Council Housing Policy Committee
- Council Interviews

5. Regional Entities

- Snohomish County Housing Affordability Regional Task Force (HART)
- Alliance for Housing Affordability (AHA)
- Puget Sound Regional Council (PSRC)
- American Planning Association (APA)



Engagement Strategies

Survey/Encuesta/서베이



Share Your Housing Story

Help kick off the project by telling us about your experience living or working in Lynnwood. Your input will help us develop a Plan influenced by first-hand stories from the Lynnwood community.

Take The Survey



Comparte su historia de vivienda

Ayude a iniciar el proyecto contándonos de sus experiencias viviendo o trabajando en Lynnwood. Su aporte nos apoyará a desarrollar un plan formado por historias de primera mano de su comunidad.

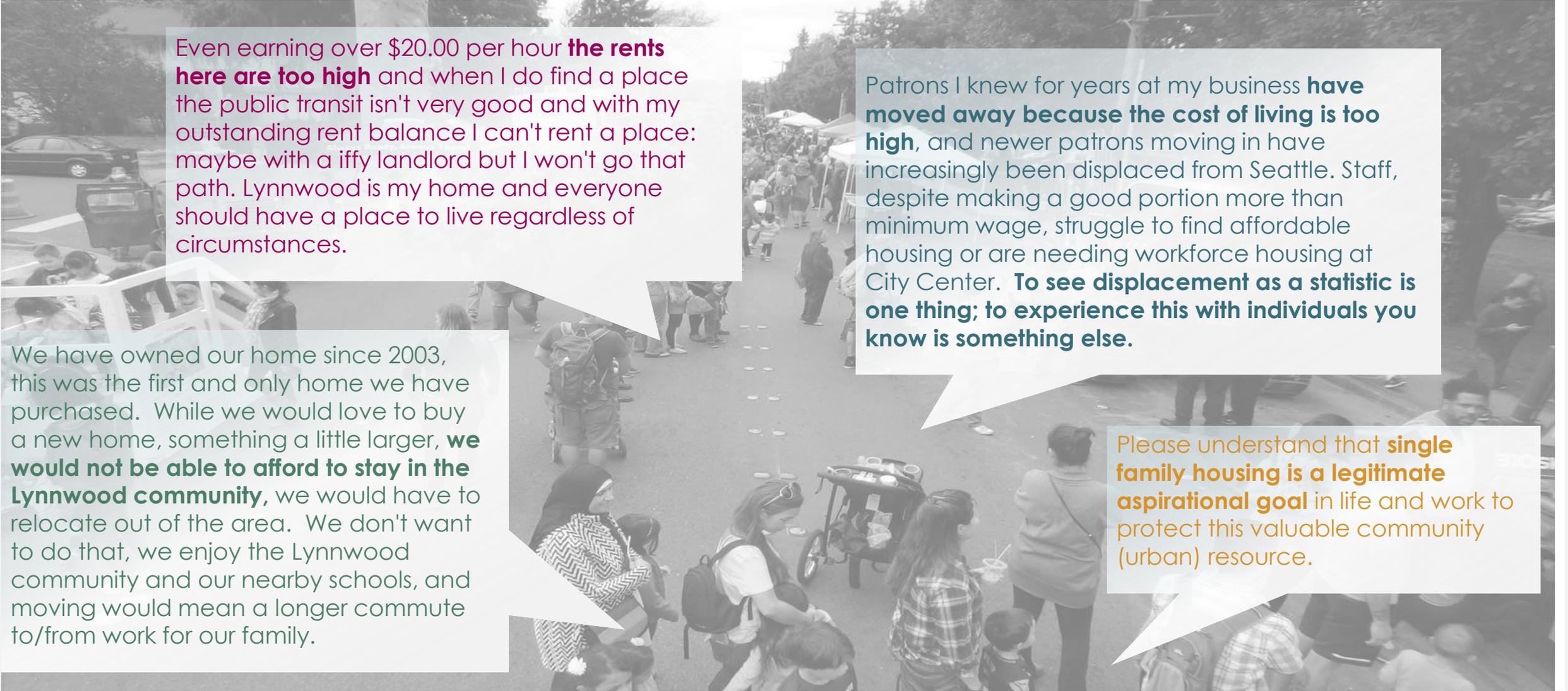
Tome la encuesta



설문 조사에 참여해 주세요

Lynnwood에서의 거주 또는 직장 생활 경험에 대해 말씀해 주시고 프로젝트 시작을 도와주세요. 귀하의 의견은 저희가 Lynnwood 지역사회에서 직접 경험한 생생 스토리를 반영한 주택 계획을 개발하는 데 도움이 됩니다.

제출

A grayscale background image showing a busy outdoor community event with many people, including children and adults, walking and interacting. A woman in a patterned shirt is visible in the foreground.

Even earning over \$20.00 per hour **the rents here are too high** and when I do find a place the public transit isn't very good and with my outstanding rent balance I can't rent a place: maybe with a iffy landlord but I won't go that path. Lynnwood is my home and everyone should have a place to live regardless of circumstances.

Patrons I knew for years at my business **have moved away because the cost of living is too high**, and newer patrons moving in have increasingly been displaced from Seattle. Staff, despite making a good portion more than minimum wage, struggle to find affordable housing or are needing workforce housing at City Center. **To see displacement as a statistic is one thing; to experience this with individuals you know is something else.**

We have owned our home since 2003, this was the first and only home we have purchased. While we would love to buy a new home, something a little larger, **we would not be able to afford to stay in the Lynnwood community**, we would have to relocate out of the area. We don't want to do that, we enjoy the Lynnwood community and our nearby schools, and moving would mean a longer commute to/from work for our family.

Please understand that **single family housing is a legitimate aspirational goal** in life and work to protect this valuable community (urban) resource.

STAKEHOLDER ADVISORY GROUP MEMBERS

Bob Larsen, Snohomish County Planning Commission

Cami Morrill, Snohomish County Camano Association of Realtors

Chris Collier, Affordable Housing Alliance (AHA)

Duane Landsverk, Landsverk Quality Homes

Duane Leonard, Housing Authority of Snohomish County (HASCO)

Faheem Darab, Zainab Center

Fred Safstrom, Housing Hope

Pastor Gail Rautmann, Gloria Dei Lutheran Church

Galina Volchkova, Volunteers of America

Jared Bigelow, DEI Commission Member/resident

Jeff Butler, Butler Development LLC

Keny Lopez, Familias Unidas

Ki Seung Cho (Master Cho), Resident and Business Owner

Linda Jones, Lynnwood Chamber of Commerce

Mark Smith, Housing Consortium of Everett and Snohomish County

Mary-Anne Dillon, YWCA

Mike Pattison, Master Builders Association

Nick Nowotarski, AvalonBay Communities, Inc.

Sally Guzmán, Edmonds School District

Scott Shapiro, Eagle Rock Ventures

Sangsoon Woo, United Seattle-Bellevue Korean School

Meeting Schedule

Meeting 1 (Kickoff): June 3

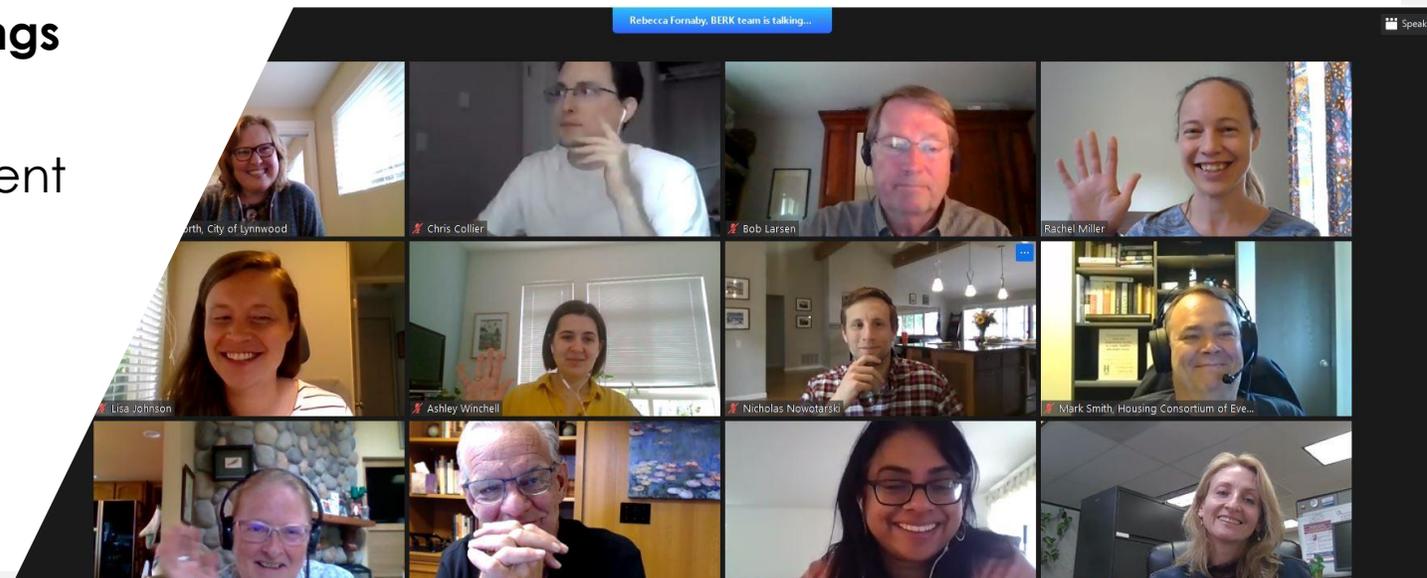
Meeting 2 (Draft Needs Assessment): August 11

Meeting 3 (Strategies): TBD

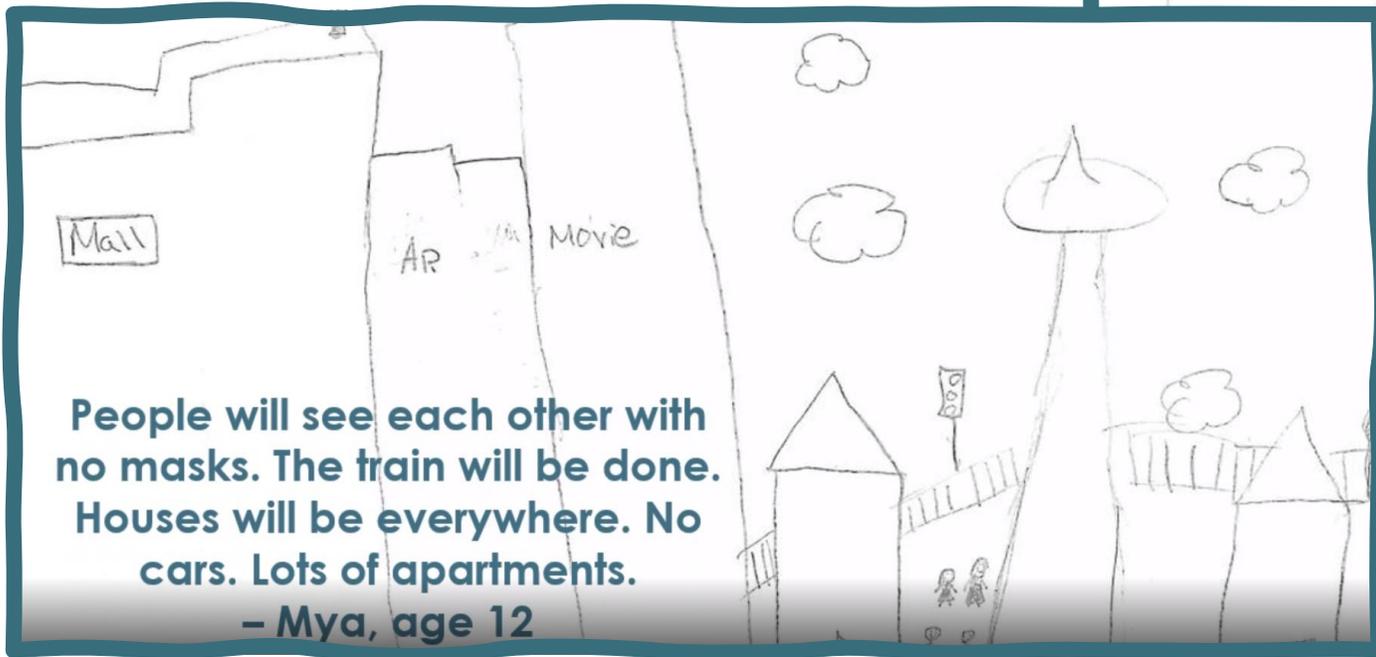
Meeting 4 (Implementation): TBD

Recent Outreach and Engagement Efforts

- **Project Website & Online Open House**
www.lynnwoodwa.gov/housingactionplan
- **“Inside Lynnwood” Announcement**
- **Council Housing Policy Committee Meetings**
- **4 Listening Sessions**
 - Rental Housing Needs and Displacement
 - Policy and Development Regulations
- **Phone Calls and Emails**
- **Alliance for Housing Affordability (AHA)**
- **Elected Officials Interviews**



We asked kids at Kamp Kookamunga “In 2044, what kinds of building will people live in?”



People will see each other with no masks. The train will be done. Houses will be everywhere. No cars. Lots of apartments.
– Mya, age 12



Normal buildings but different trash cans.
– Alan, age 7

Online Open House Website

LYNNWOOD WASHINGTON

Sort Comments Recent Pop

Share Your Thoughts and Ideas!

- Housing Challenges**
- What Did We Miss?**
- What Did You Learn?**
- What Do You Want To See?**
- What's Important?**

Project Information

How to Use This Page

Housing Needs Assessment

Survey

Housing Glossary

Comment 1: "After years of shared housing and apartment living I was able to purchase a single family home with a safe back yard, on a quiet street, and good parking. I have now been in this house 32 years and have enjoyed watching several generations of children ride their little bicycles up and down our street. Please understand that single family housing is a legitimate aspirational goal in life and work to protect this valuable community (urban) resource." - Lynnwood Housing Stories

Comment 2: "We have owned our home since 2003, this was the first and only home e have purchased. While we would love to buy a new home, something a little larger, we would not be able to afford to stay in the Lynnwood community, we would have to relocate out of the area." - Lynnwood Housing Stories

Comment 3: "We are small ramblers, very friendly neighbors, we know each other, and I have helped with others kids and watched them grow up. It is a family-oriented street I live on. There have been years that I have been without a car and I have been able to walk to everything I need; thank the Lord. It is a quiet, homey and lovely street. I am beyond grateful." - Lynnwood Housing Stories

Comment 4: "Patrons I knew for years at my business have moved away because the cost of living is too high, and newer

Comment 5: "No up zoning of single family areas. No tax increases to support your density increase plan - let the private developers pay for the increased costs they cause."

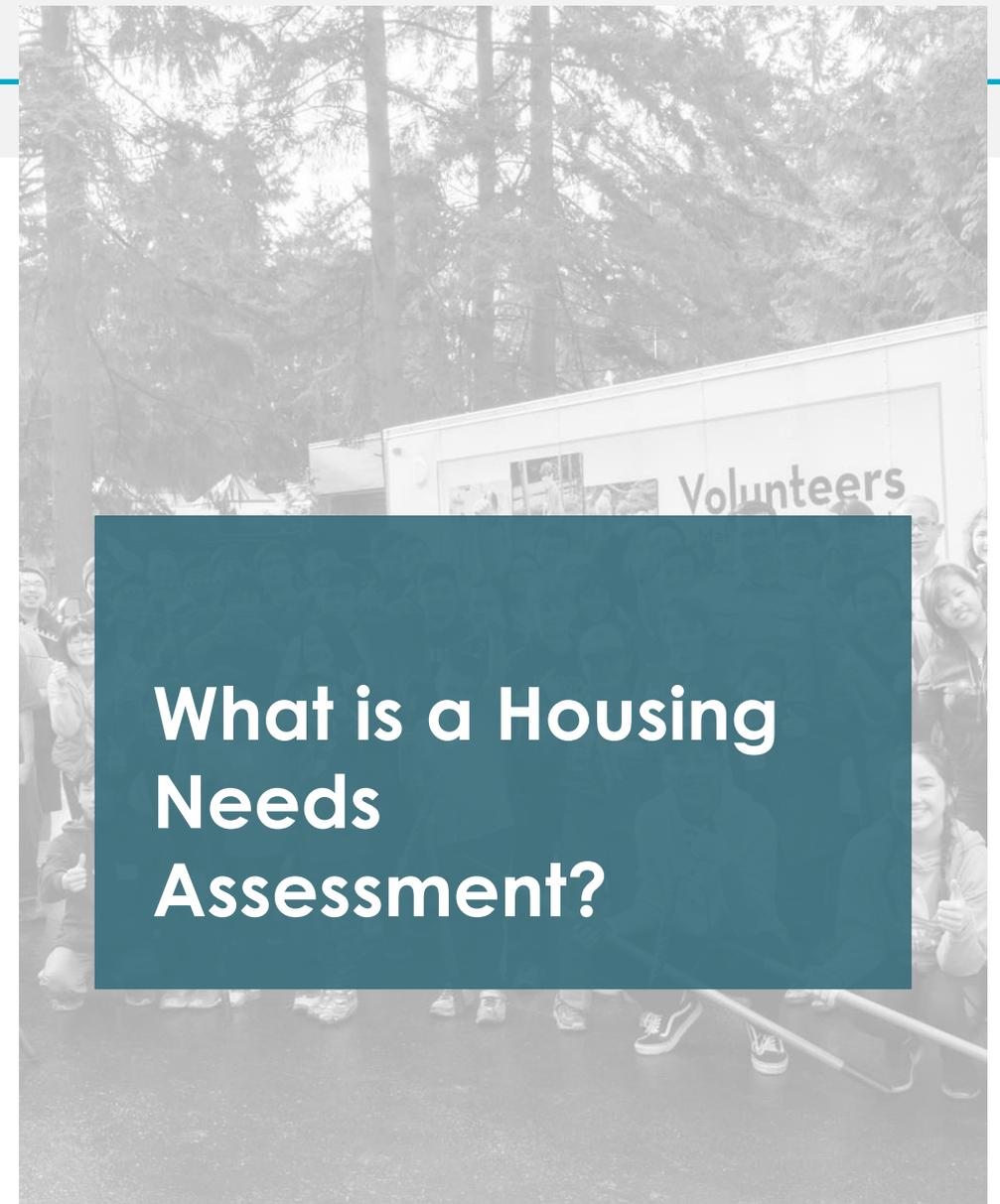


PHASE 2: HOUSING
NEEDS ASSESSMENT

A housing needs assessment is a report to identify existing and future housing needs to **serve all economic segments** of the community.

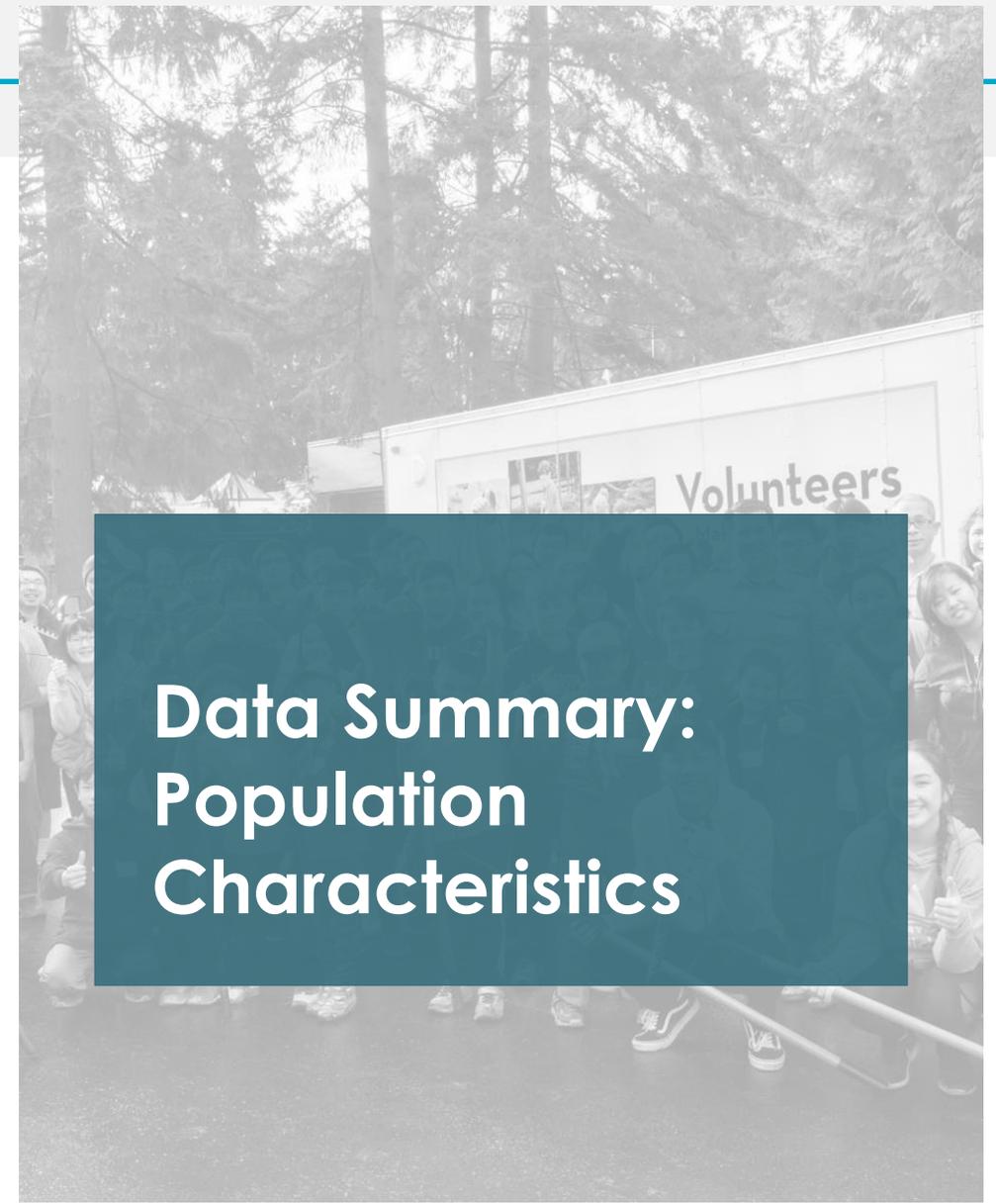
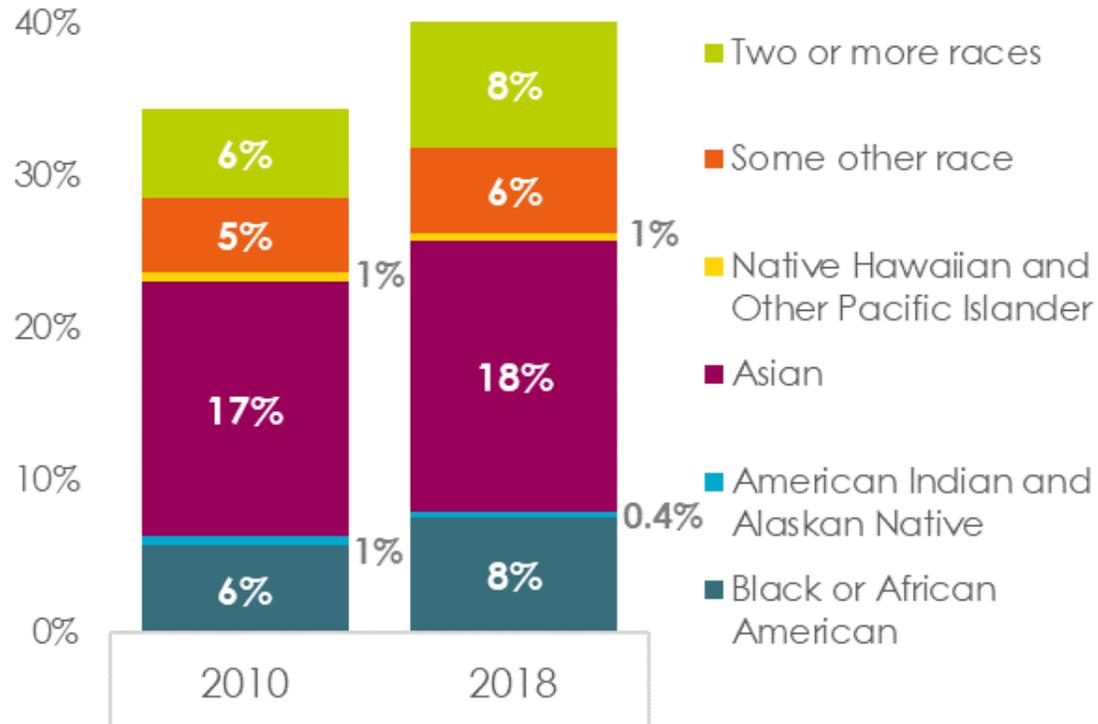
Contains the following components:

1. Population characteristics
2. Housing Inventory
3. Workforce Profile
4. Gaps



HOUSING FOR ALL.

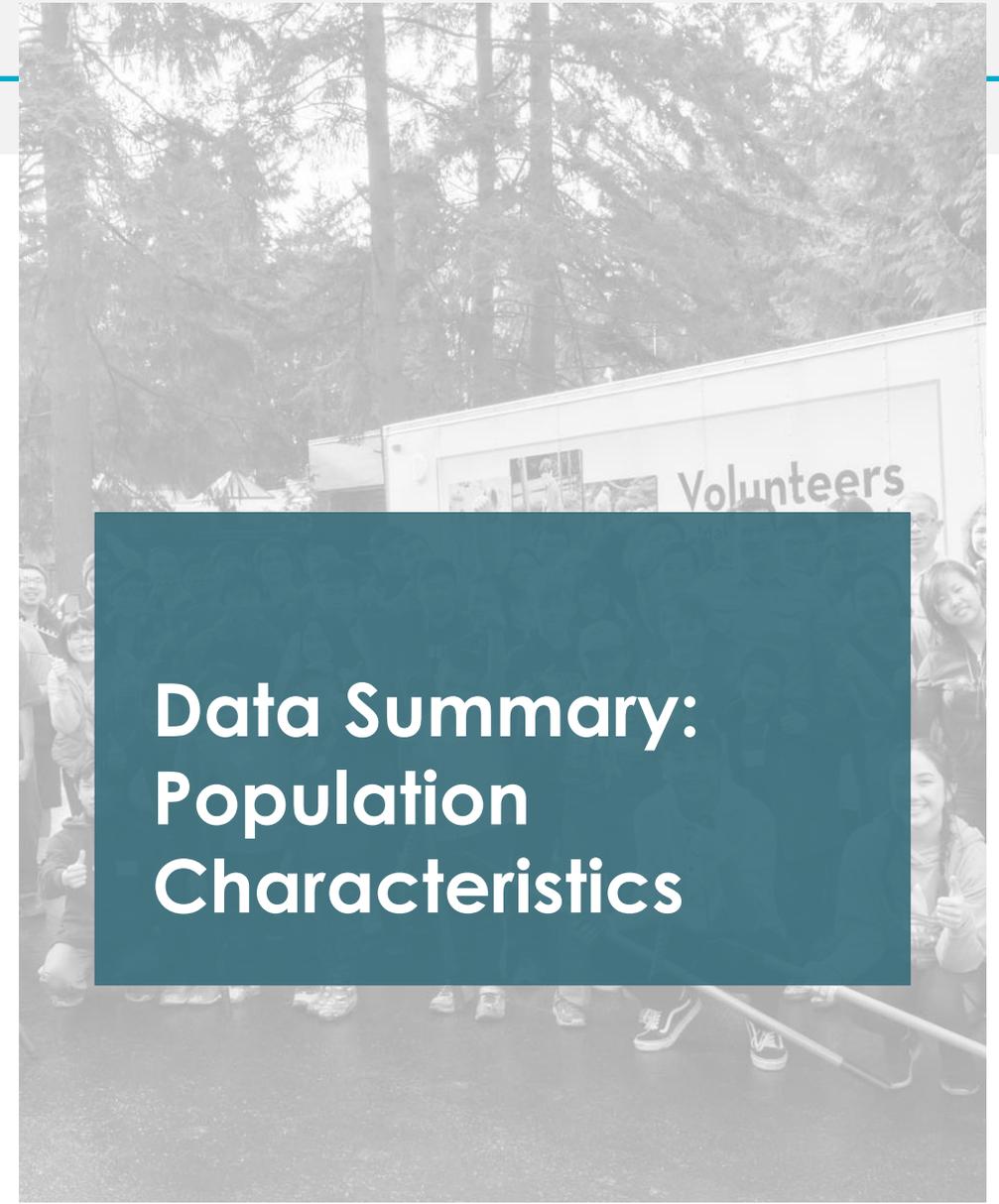
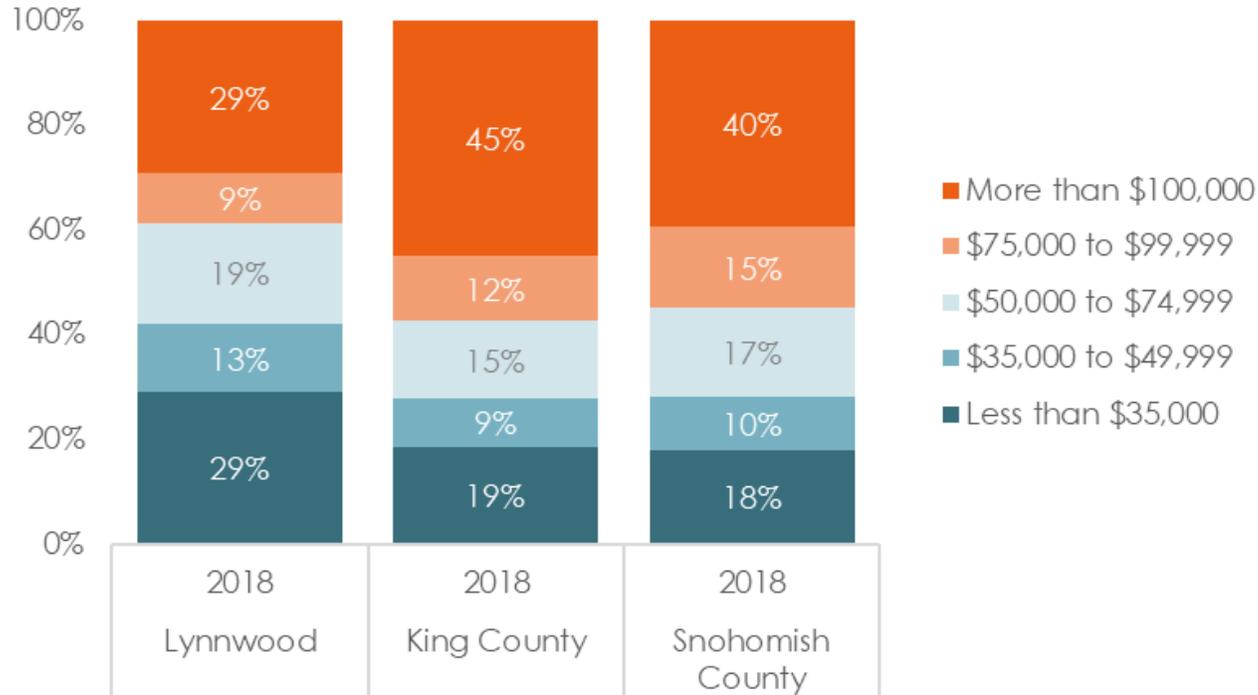
Lynnwood is becoming more racially and ethnically diverse. This chart shows Lynnwood’s population by race, reflecting an overall 6% increase in the non-White Alone population since 2010. The increase is proportionally highest among residents identifying as Black or African American and Two or more races.



**Data Summary:
Population
Characteristics**

Sources: American Community Survey B02001 5-Yr Estimates, 2010 & 2018; BERK Consulting, 2020.

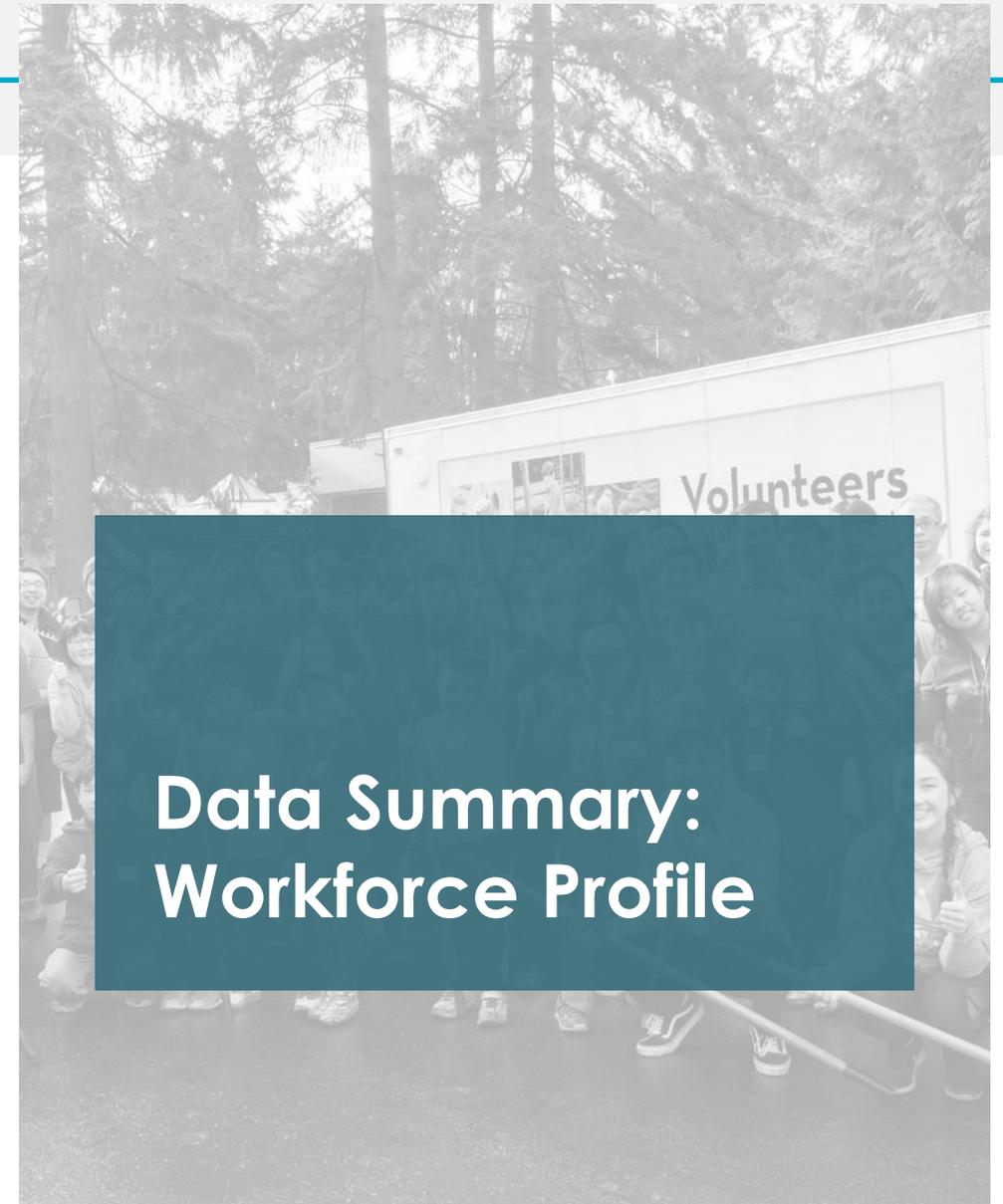
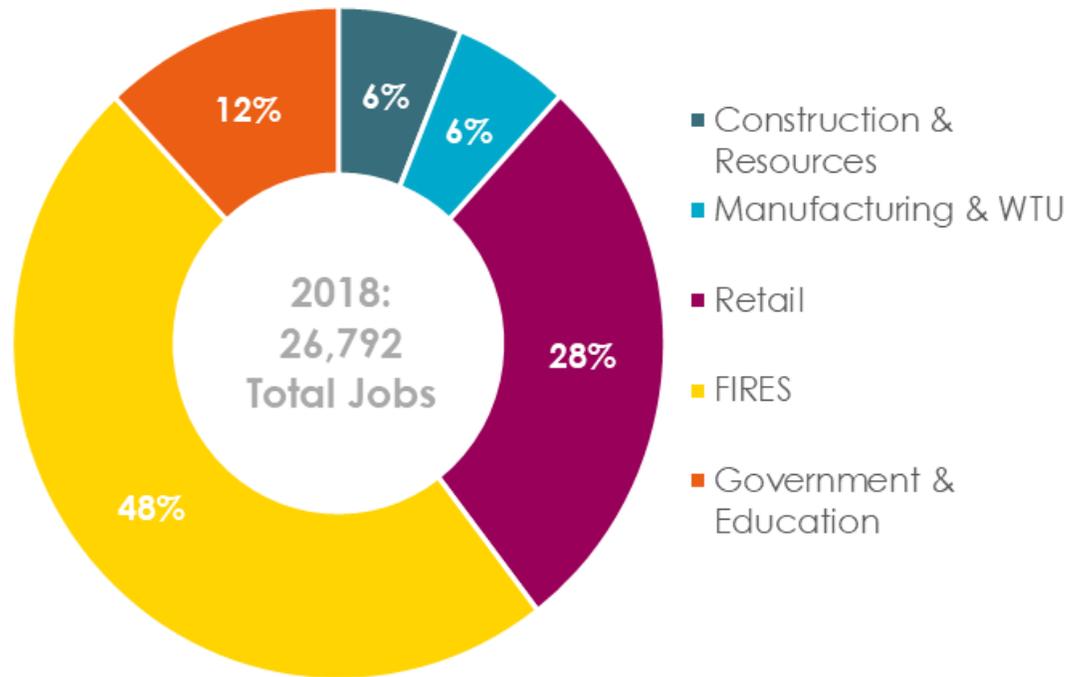
Relative to Snohomish and King counties, **Lynnwood has a higher proportion of residents with incomes lower than \$35,000 and a lower proportion of residents with incomes over \$100,000.**



**Data Summary:
Population
Characteristics**

Sources: American Community Survey B19001 5-Yr Estimates, 2010 & 2018; BERK Consulting, 2020.

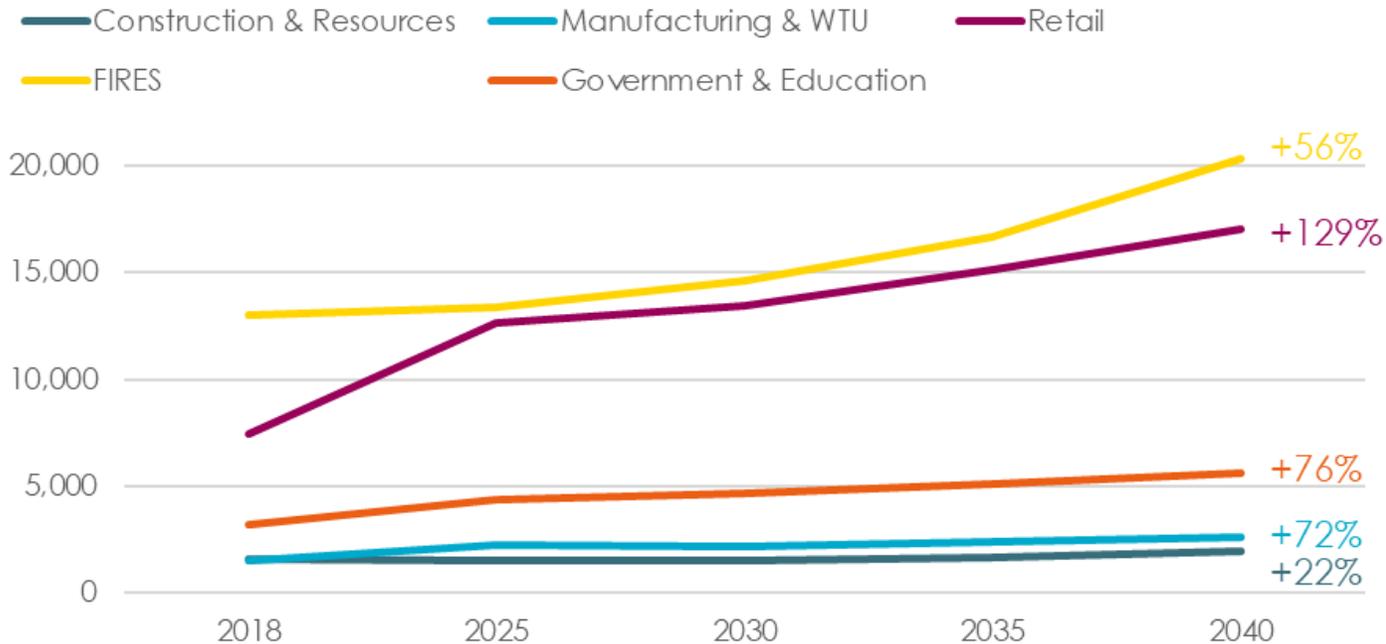
Employment in Lynnwood is highest in the Finance, Insurance, Real Estate, and Services (FIRES) sectors, followed by Retail employment.



**Data Summary:
Workforce Profile**

Sources: PSRC Covered Employment Estimates, 2018; PSRC Land Use Vision, 2017; BERK, 2020

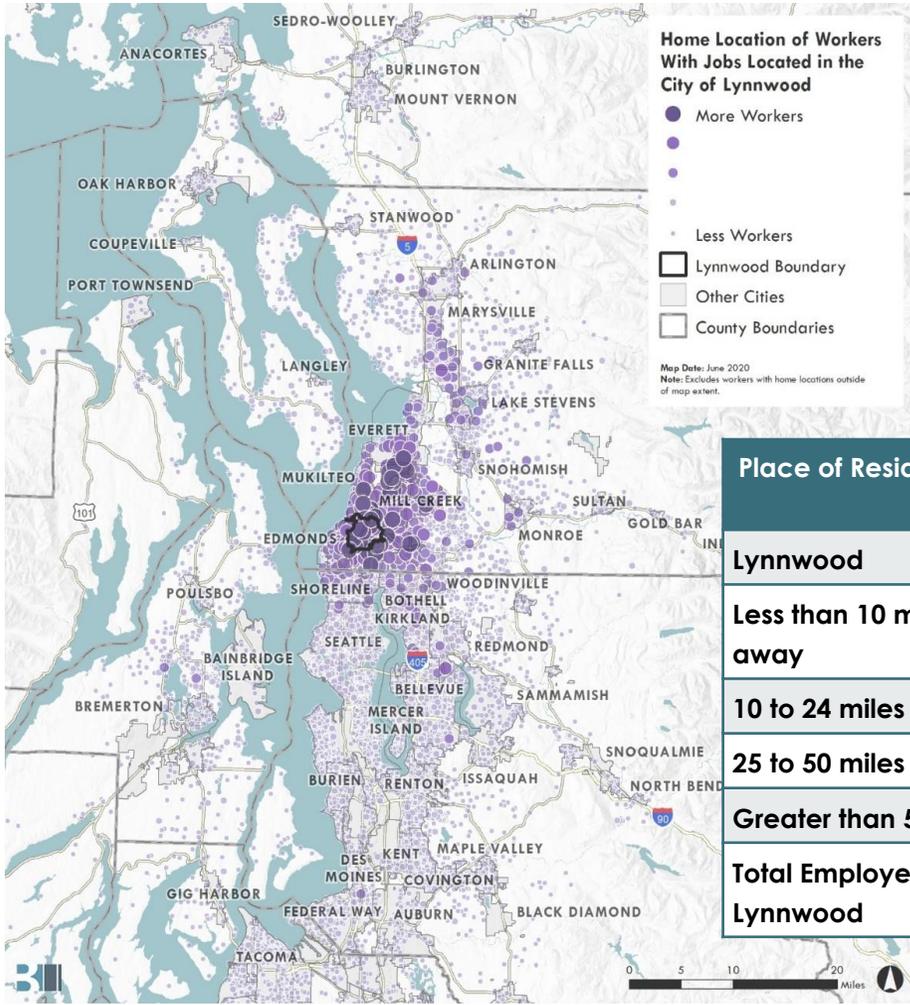
PSRC forecasts for 2040 anticipate a 78% increase in total Lynnwood jobs compared to 2018 figures. Growth in the retail sector is anticipated, with an estimated 36% share of employment by 2040.



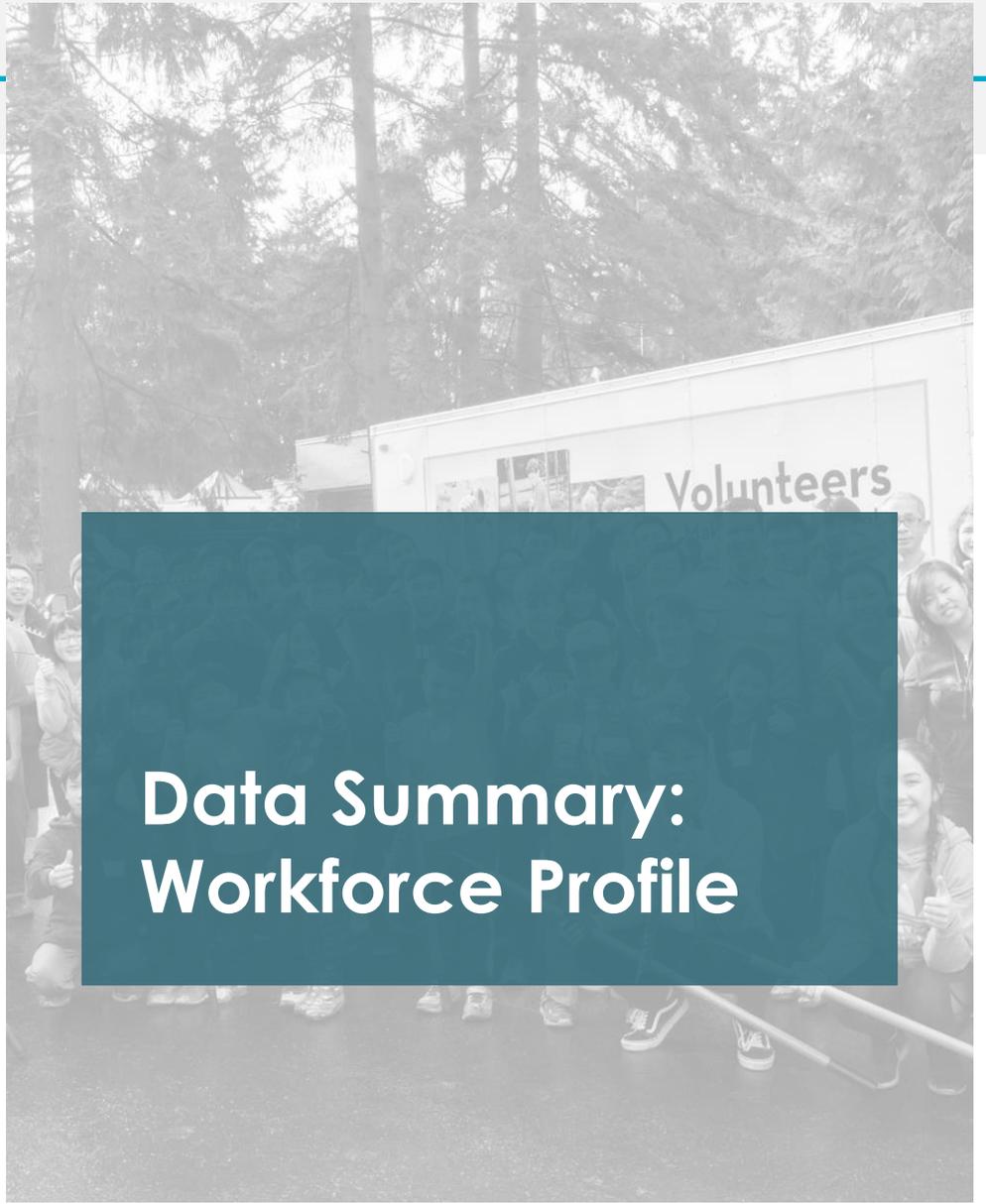
Job loss related to COVID-19 may impact outcomes for Lynnwood's economy, but long-term forecasting often remains reliable despite market shocks during periods of recession.

Data Summary: Workforce Profile

Sources: PSRC Covered Employment Estimates, 2018; PSRC Land Use Vision, 2017; BERK, 2020



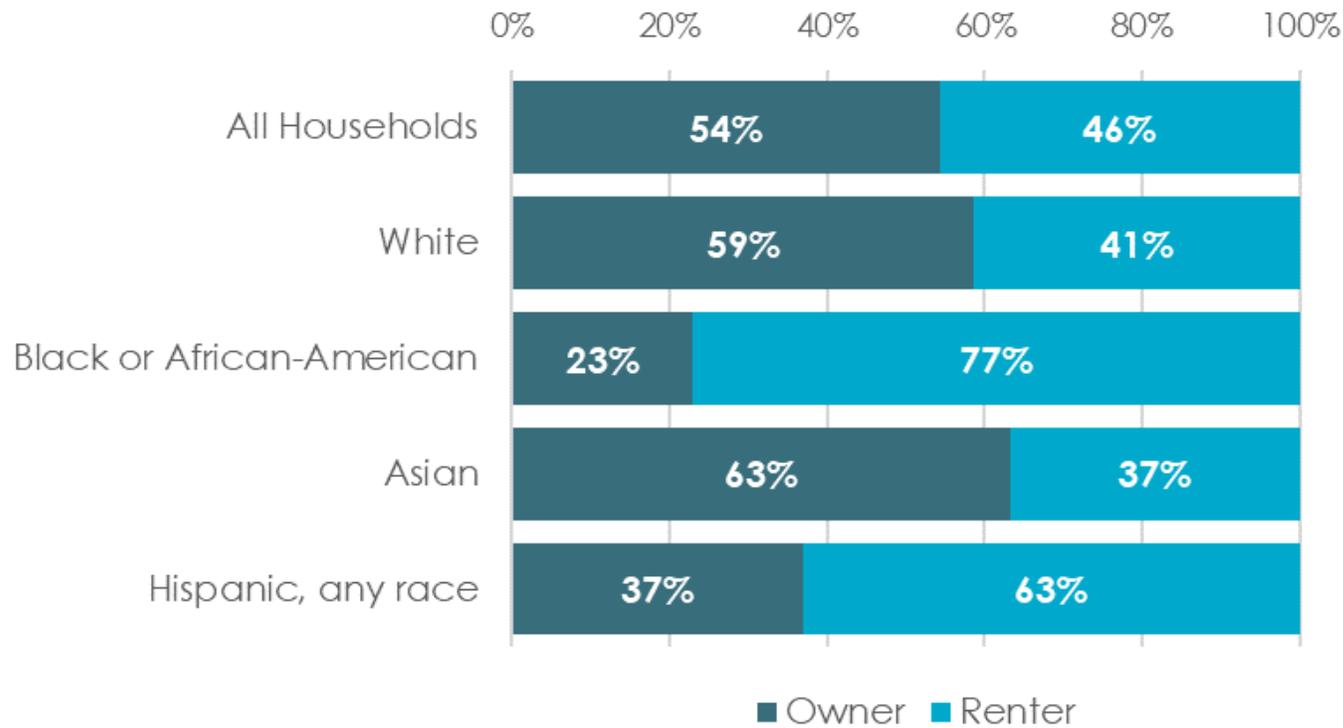
Place of Residence	Employee Count	% Total
Lynnwood	1,940	6%
Less than 10 miles away	13,622	45%
10 to 24 miles	7,918	26%
25 to 50 miles	3,691	12%
Greater than 50 miles	2,891	10%
Total Employees in Lynnwood	30,062	



Data Summary: Workforce Profile

Sources: PSRC Covered Employment Estimates, 2018; PSRC Land Use Vision, 2017; BERK, 2020

More than half (54%) of Lynnwood's households own their housing while 46% rent. This is lower than King and Snohomish County rates.

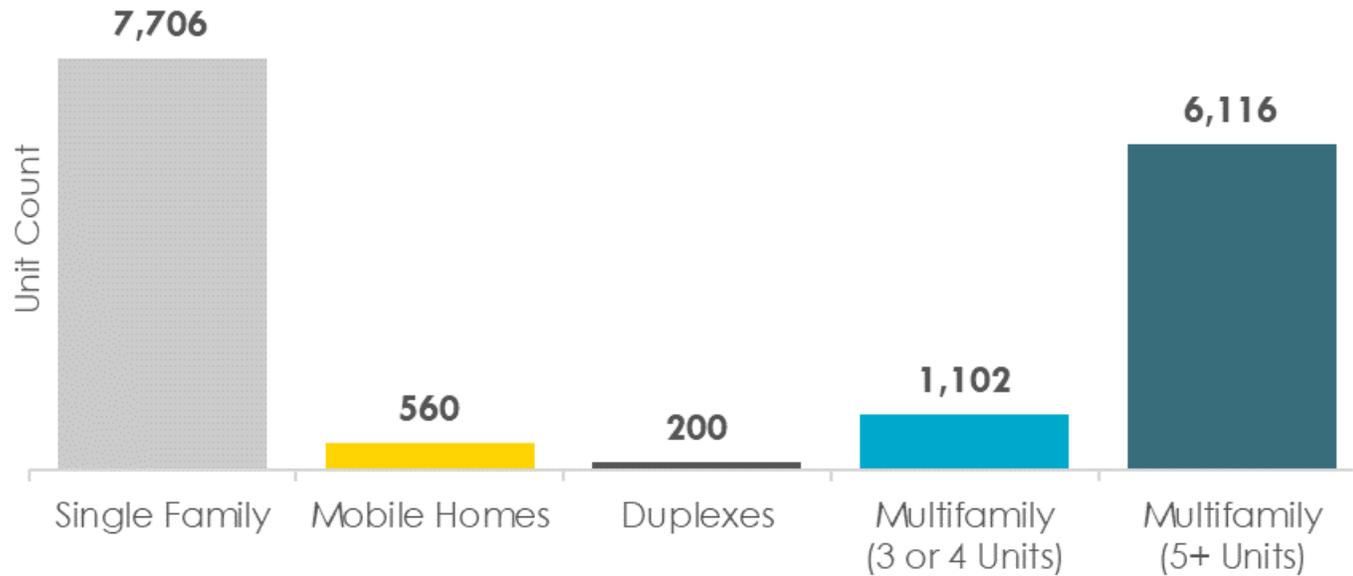


Note: White, Asian, and Black or African American households include both Hispanic and non-Hispanic ethnicity. Sources: American Community Survey B25003, 2014-2018; BERK Consulting, 2020.



**Data Summary:
Housing Inventory**

Single family homes comprise 49% of Lynnwood’s housing stock and 84% of Lynnwood’s residential land area. The other half is a blend of mobile homes, 2- to 4-plexes, and larger multifamily buildings.



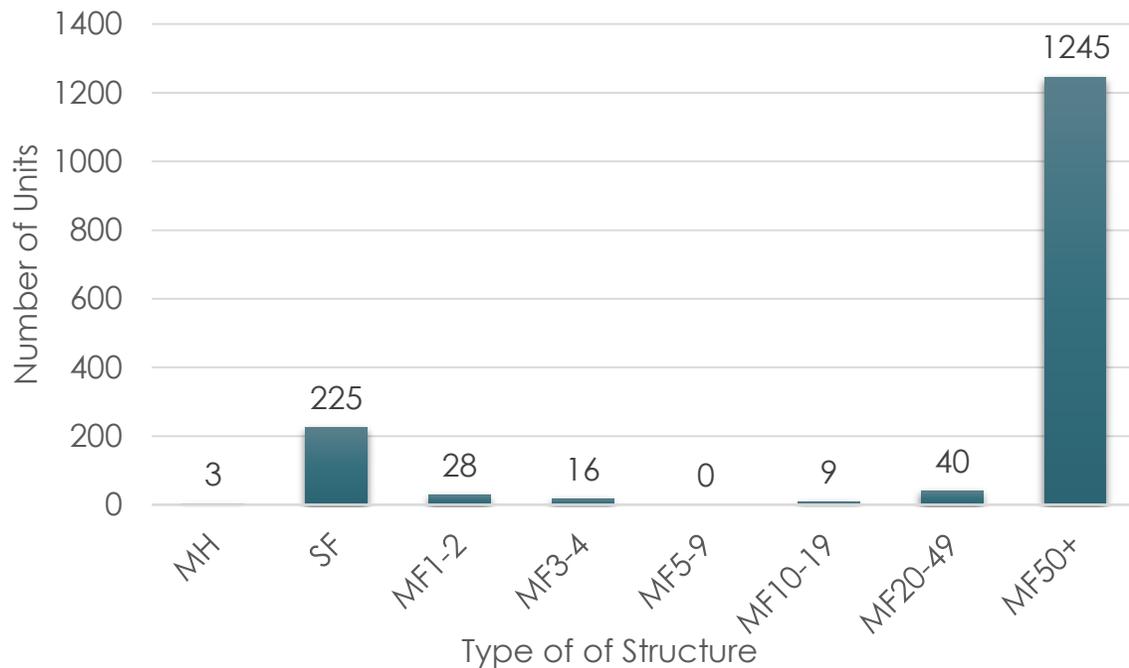
Sources: OFM, 2018; BERK Consulting, 2020.



**Data Summary:
Housing Inventory**

On average over the last 13 years (2006 – 2018), permits issued for units in Lynnwood have been for units in multifamily buildings with more than 50 units and single-family homes.

Total Housing Units Produced (2006 - 2018)



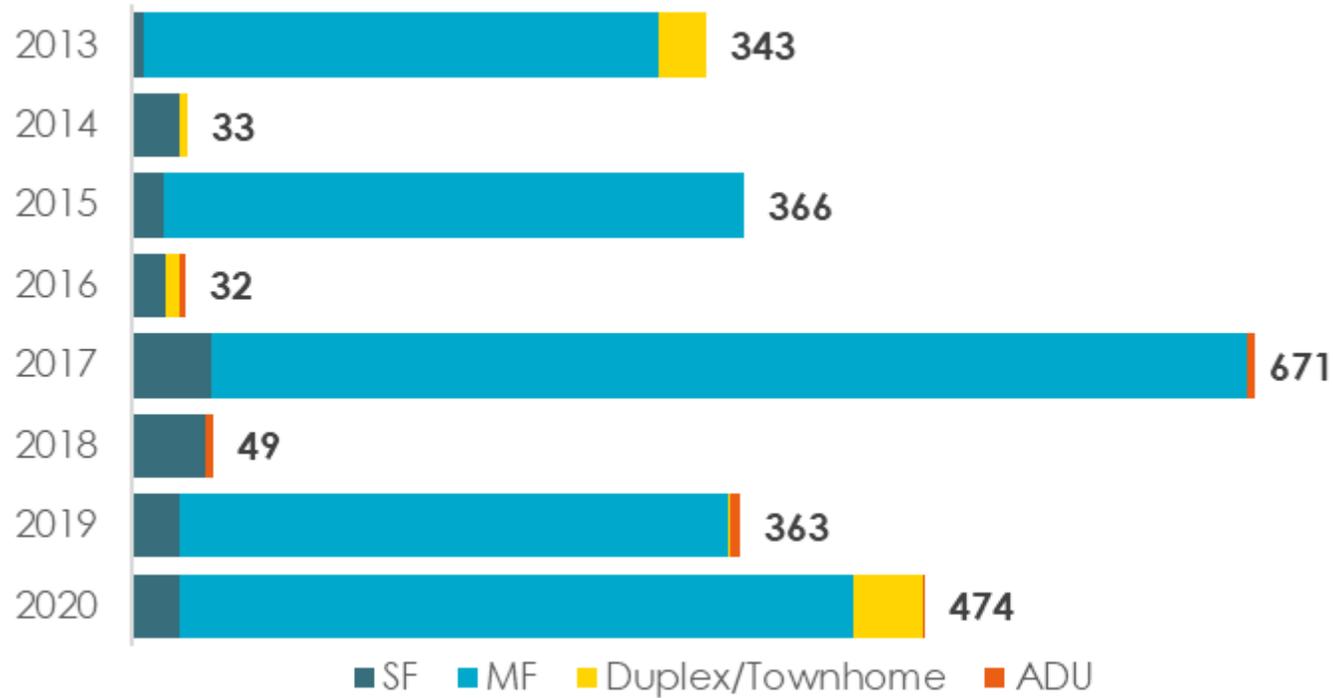
Note: PSRC Residential Building Permit Unit Counts are based on permit issue date.
Source: PSRC Residential Permit Summaries 2006 – 2018; BERK 2020.



**Data Summary:
Housing Inventory**

Sources: PSRC, 2020; BERK, 2020.

While half of existing housing stock is single-family, recent construction trends include a higher proportion of townhomes and multifamily units. **From 2013-2018, 86% of new units in Lynnwood were in multifamily buildings,** although this is found in a small number of large buildings.

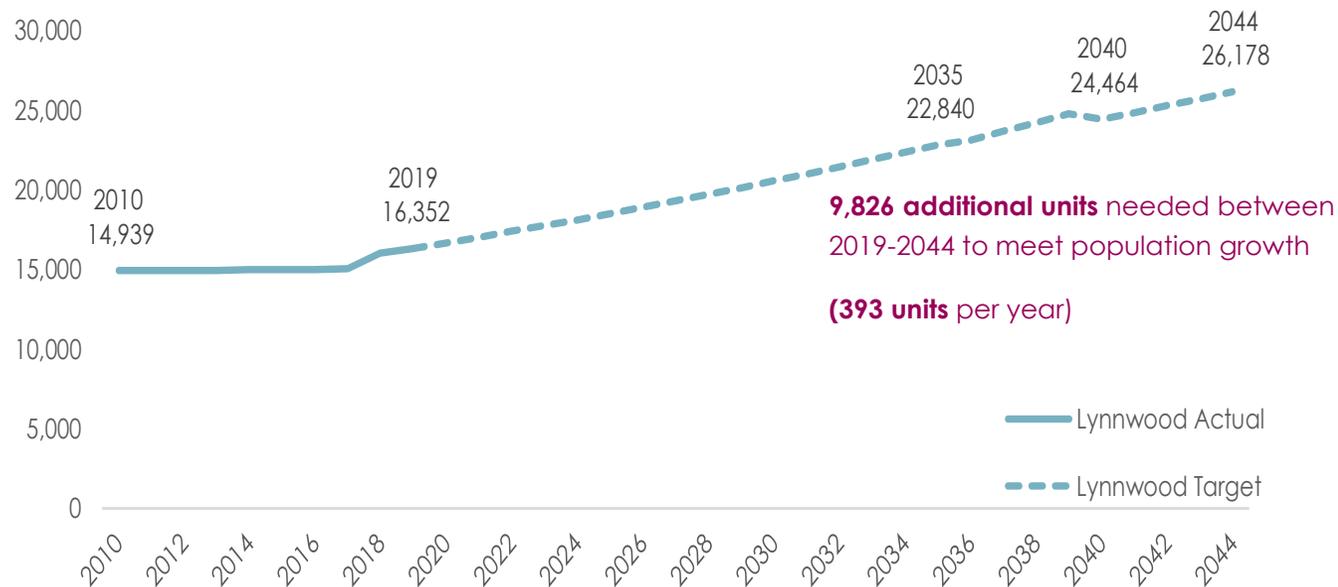


**Data Summary:
Housing Inventory**

Sources: City of Lynnwood permit data (by date of application), 2020; BERK, 2020.

The need for housing units is reinforced by low vacancy rates: **4.4% for rental units** and **1.2% for owner-occupied** (2018 ACS)

Housing Units Needed by 2044



**Data Summary:
Housing Inventory**

Sources: Lynnwood Comprehensive Plan, 2015; PSRC Land Use Vision version 2, 2017; BERK, 2020.

- Annual production of housing units from 2013-2020 averaged **291 units**—Lynnwood needs annual average of **393 units** to meet estimated growth by 2044.
- In 2010, **half of households** could afford an average-priced apartment without cost burden—by 2018 only **38% of households** could afford the same apartment without cost burden.
- Estimated costs to buy a home based on 2019 values indicate that **less than 20% of Lynnwood households can afford to purchase an average priced home** without assistance.
- **Workers in Lynnwood face difficulties obtaining affordable housing in the private market.** In 2019, the average monthly rent for an apartment was \$2,001. To avoid cost burden, a household would need to earn \$80,040 annually to afford this rent.

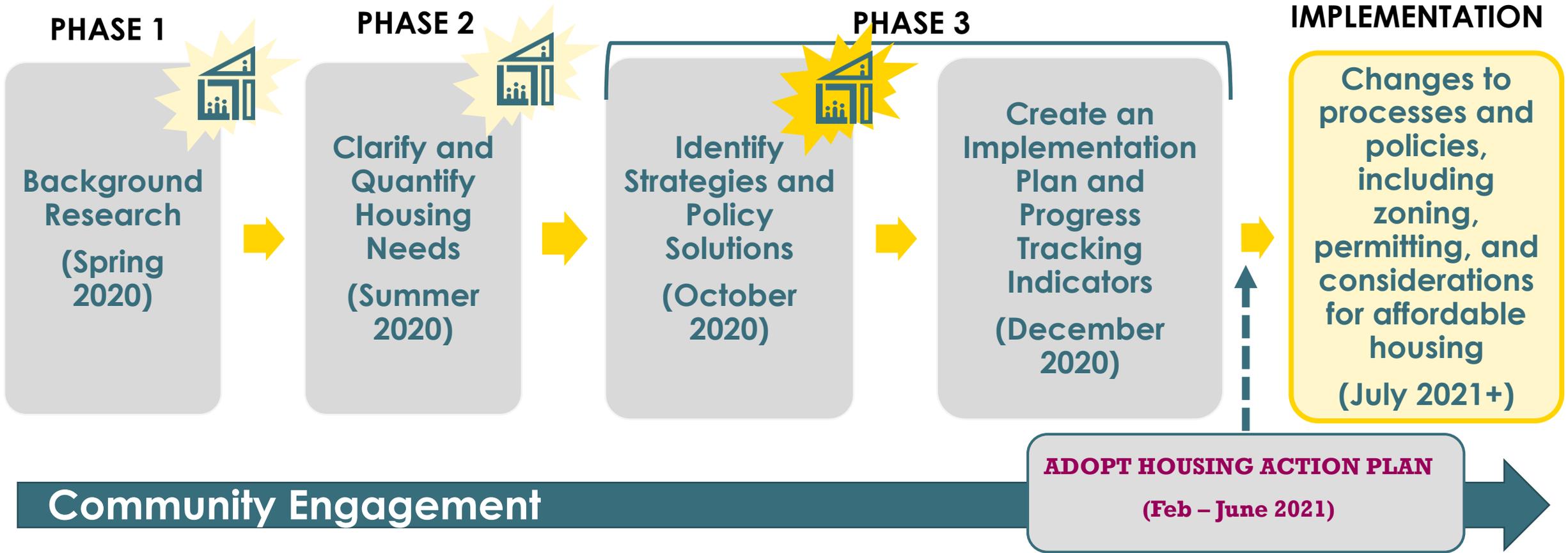


1. Almost 40% of Lynnwood's households are **cost-burdened**.
2. Housing **costs are rising faster than incomes**.
3. Many renters qualify for housing assistance but **lack access to subsidized housing**.
4. **Homeownership is out of reach** for a growing proportion of residents, with the largest gaps for Black, Indigenous, and People of Color (BIPOC) communities.
5. White and Black, Indigenous, and People of Color (BIPOC) residents typically live in **separate communities**.
6. Lynnwood's current housing **stock lacks housing type variety**.
7. The pace of housing unit **construction needs to accelerate** to meet expected future demand.



7 Key Takeaways from Housing Needs Assessment

Next Steps



NEXT STEPS

Help us Spread the Word About the Online Open House–

www.lynnwoodwa.gov/housingactionplan

- **August 24 - September 21** – Online Open House
- **TBD-** Live Open House Presentations with Q&A Session in Spanish and Korean
- **September 21**– Council Update

QUESTION 1: Does the draft Housing Needs Assessment and summary of key findings align with your experience (either personally, or with the populations you work with)?

QUESTION 2: What should we prioritize as we consider housing strategies?



Share the Online Open House Website!

www.lynnwoodwa.gov/housingactionplan



Contact Info

Kristen Holdsworth, AICP

☎ 425-670-5409

✉ kholdsworth@lynnwoodwa.gov

🌐 <https://www.lynnwoodwa.gov/HousingActionPlan>